



ORDINANCE NO. 2189

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A RESTAURANT WITH THE SALE OF ALCOHOLIC BEVERAGES LOCATED AT 3404 BELTLINE ROAD, THE SOUTHEAST CORNER OF BELTLINE ROAD AND ENTERPRISE DRIVE, AND IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT, PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting a Specific Use Permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning uses should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for a restaurant without an outside sales window and with the sale of alcoholic beverages and located at 3404 Beltline Road, the southeast corner of Beltline Road and Enterprise Drive, and in the Light Industrial (LI) zoning district.

SECTION 2. That the restaurant located at 3404 Beltline Road shall be operated in accordance with Ordinance No. 1986, as heretofore amended, and in accordance with the approved site plan attached as Exhibit "A".

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a restaurant with the sale of alcoholic beverages in the Light Industrial zoning district.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense.

SECTION 5. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. In addition to all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

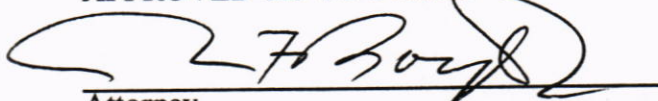
DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 10th day of July, 1995.

APPROVED:



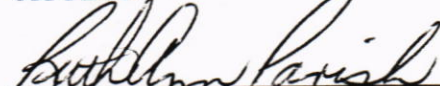
Mayor

APPROVED AS TO FORM:

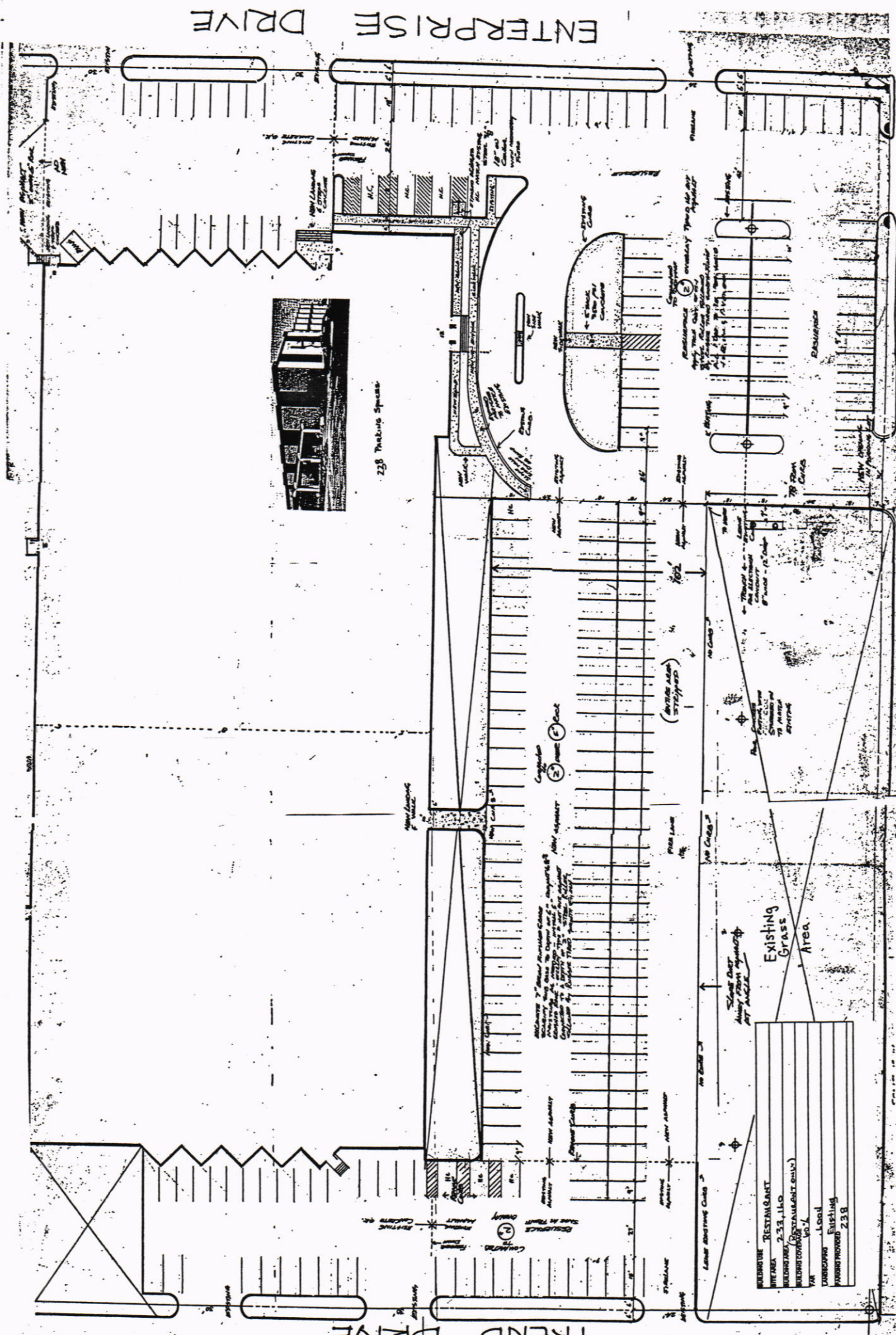


Attorney

ATTEST:



City Secretary



BELTLINE ROAD

EXHIBIT "A" (1 of 6)

50

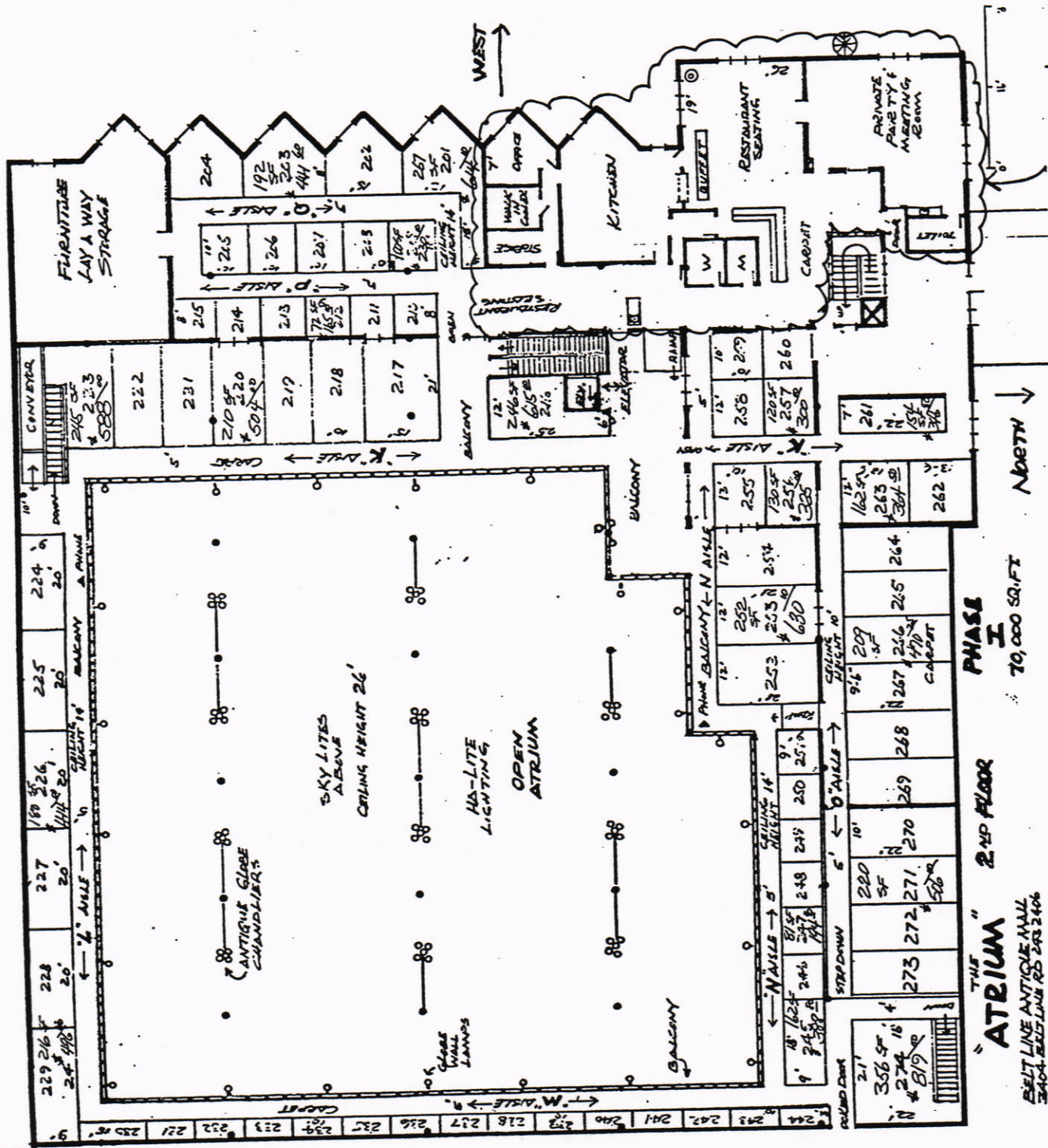


EXHIBIT "A" (2 of 6)

Proposed
Eddy Deen's
Restaurant

PHASE I
70,000 SQ. FT.

PHASE II
2ND FLOOR

THE "ATRIUM"

BELT LINE ANTIQUE MALL
3404 BELT LINE RD 243 246

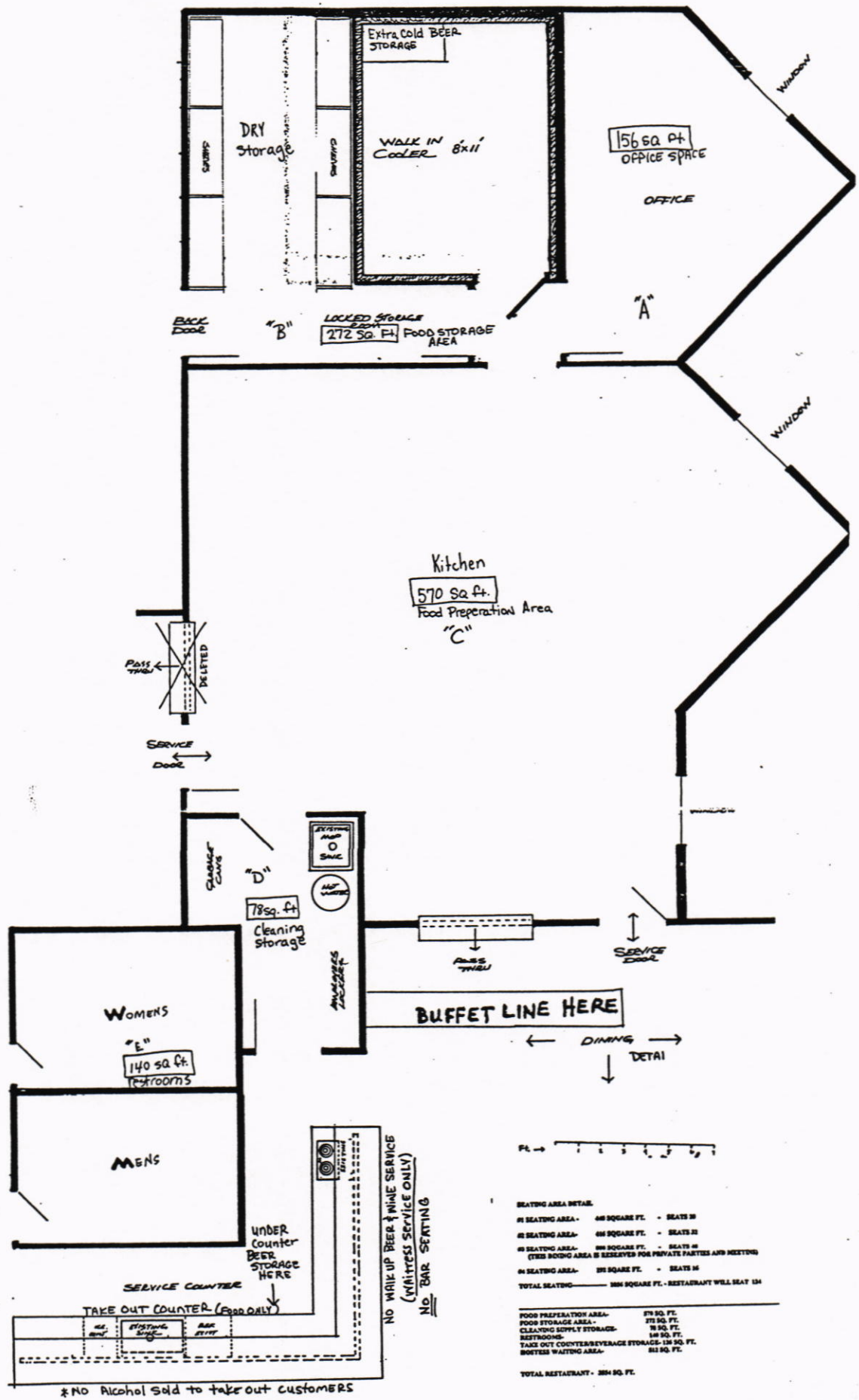


EXHIBIT "A" (3 of 6)

A DETAILED DRAWING OF THE SEATING AREAS AND ENTIRE FACILITY IS INCLUDED

EDDY DEEN'S RESTAURANT

SEATING AREA DETAIL

#1 SEATING AREA - 448 SQUARE FT. - SEATS 28
#2 SEATING AREA- 416 SQUARE FT. - SEATS 32
#3 SEATING AREA- 800 SQUARE FT. - SEATS 48
(THIS DINING AREA IS RESERVED FOR PRIVATE PARTIES AND MEETINGS)
#4 SEATING AREA- 192 SQUARE FT. - SEATS 16

TOTAL SEATING ——— 1856 SQUARE FT. - RESTAURANT WILL SEAT 124

FOOD PREPERATION AREA-	578 SQ. FT.
FOOD STORAGE AREA -	272 SQ. FT.
CLEANING SUPPLY STORAGE-	78 SQ. FT.
RESTROOMS-	140 SQ. FT.
TAKE OUT COUNTER/BEVERAGE STORAGE-	126 SQ. FT.
HOSTESS WAITING AREA-	512 SQ. FT.

TOTAL RESTAURANT - 3554 SQ. FT.

THESE SEATING AREAS WERE CHOSEN BECAUSE THEY WERE CONVENIENT FOR SERVERS AND ALLOWED US TO MONITOR GUESTS TO PREVENT THEM FROM ENTERING THE MALL AREA WITH FOOD OR BEVERAGES. THE MALL DOES NOT ALLOW ANY FOOD OR BEVERAGES OF ANY KIND OUTSIDE THE RESTAURANT. THIS IS TO PREVENT ANTIQUE DAMAGE.

ALCOHOLIC BEVERAGES WILL NOT BE ALLOWED TO LEAVE THESE SEATING AREAS. SIGNS WILL BE POSTED AT ALL EXITS AND WAITRESSES WILL STRICTLY ENFORCE THIS POLICY.

EXHIBIT "A" (4 of 6)

5F

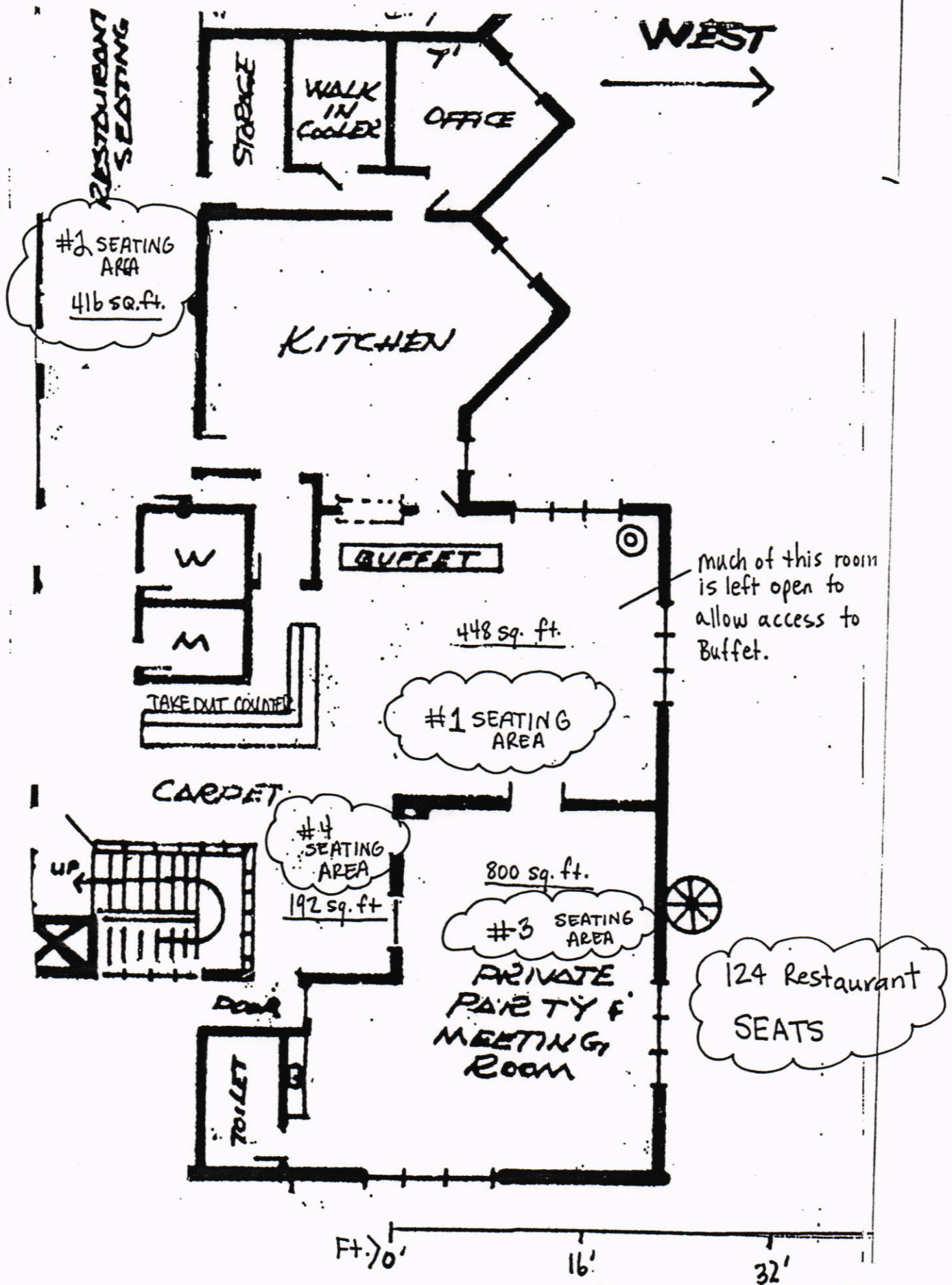
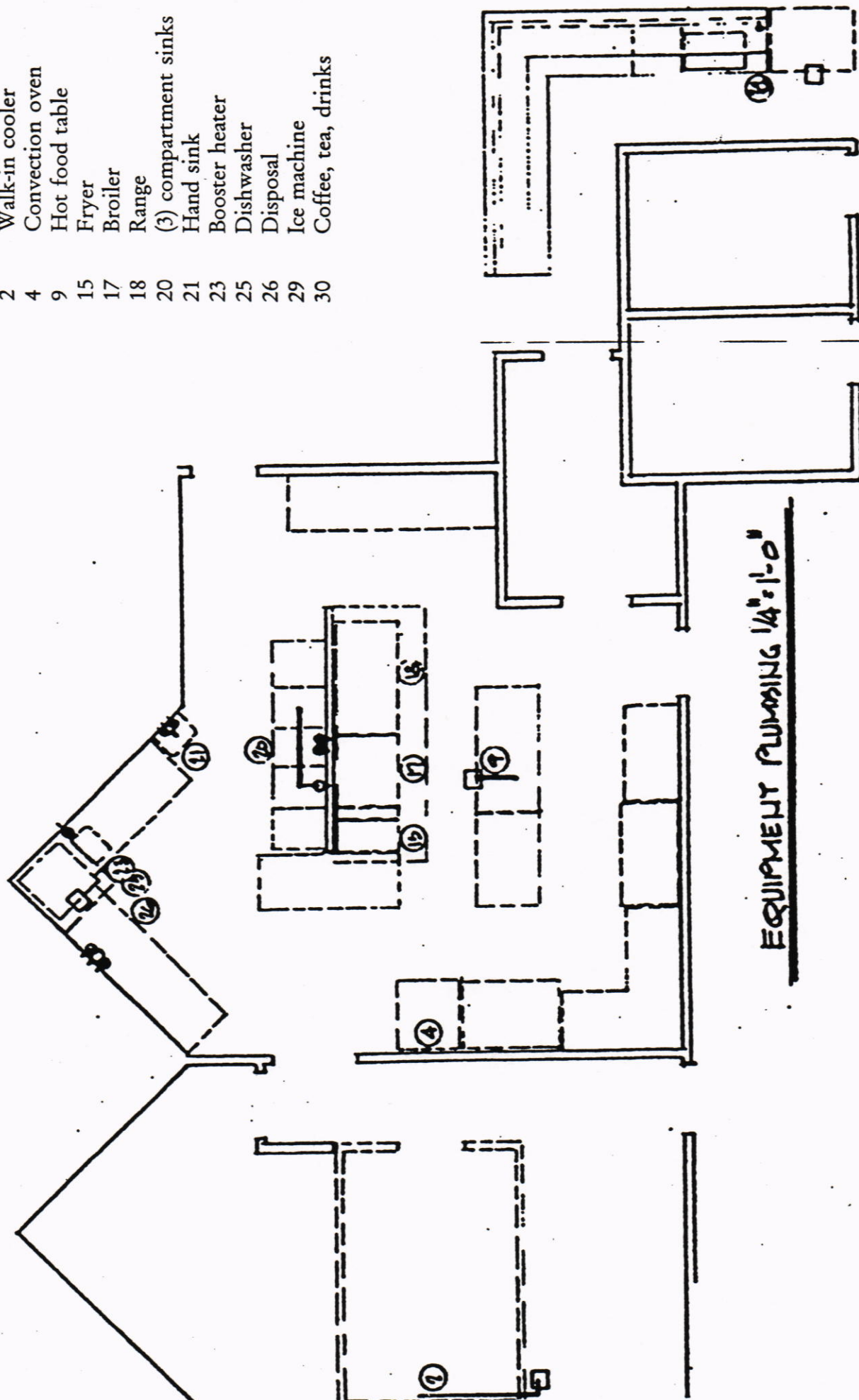


EXHIBIT "A" (5 of 6)

EXHIBIT "A" (6 of 6)

- | | |
|----|-----------------------|
| 2 | Walk-in cooler |
| 4 | Convection oven |
| 9 | Hot food table |
| 15 | Fryer |
| 17 | Broiler |
| 18 | Range |
| 20 | (3) compartment sinks |
| 21 | Hand sink |
| 23 | Booster heater |
| 25 | Dishwasher |
| 26 | Disposal |
| 29 | Ice machine |
| 30 | Coffee, tea, drinks |



EQUIPMENT PLUMBING 1/4" = 1'-0"

NOTICE: THIS DRAWING BEING AN INSTRUMENT OF SERVICE IS AND REMAINS THE PROPERTY OF DALLAS FOUNTAIN & FIXTURE CO. THE UNAUTHORIZED USE OF THIS PLAN SHALL SUBJECT THE USER TO PENALTY

WATSON FOOD SERVICE INDUSTRIES, INC.

Equipment and Fixture Company
 1000 West 10th Street
 Fort Worth, Texas 76102
 (817) 335-1100



5H